



**SAINT
LOUIS
COUNTY**
MINNESOTA

Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
[Disclaimer](#)

Contract #: C22140241

Tract #: 87

Parcel Code(s): 520-0130-01440,01450

Physical Address or Location:

east side of 5th Ave. S., south of the ditch

Legal Description (s):

LOT 534 AND LOTS 535 & 536, HOMECROFT PARK TOWN OF RICE LAKE



Approximate Acres: 3.29999
995

Zoning: Residential

Comments:

This irregularly shaped tract includes about 345 feet of frontage on the east side of 5th Ave. S. The northern border is a drainage ditch which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream, with a conservation easement affecting Lot 534. The easement is 75 feet in width, lying southerly of the centerline of the stream, to permit development of fish habitat and public angling. Homecroft Elementary School (K-5) and the Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#495040, T#658279

Driving Directions:

From the intersection of Kenwood Ave. and Arrowhead Rd. in the Kenwood neighborhood of Duluth, travel north on CSAH #34 (Howard Gnesen Rd.) approximately 2 miles. Turn east (right) on Ridgeview Rd., travelling about 650 feet and turn north (left), the road becomes 5th Ave. S. Traveling north, the subject parcels are on the east (right) side of the road between address #4701 and the creek.

Land	\$8,860.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$100.00
Grand Total	\$8,960.00

Future Assesments	\$0.00
-------------------	--------

Recorded Documents: (NOTE: This is not a complete list of recorded documents)